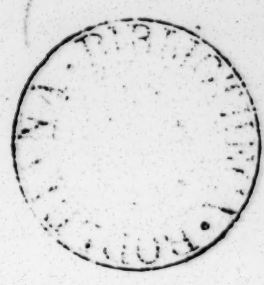


B. J. 173

19.

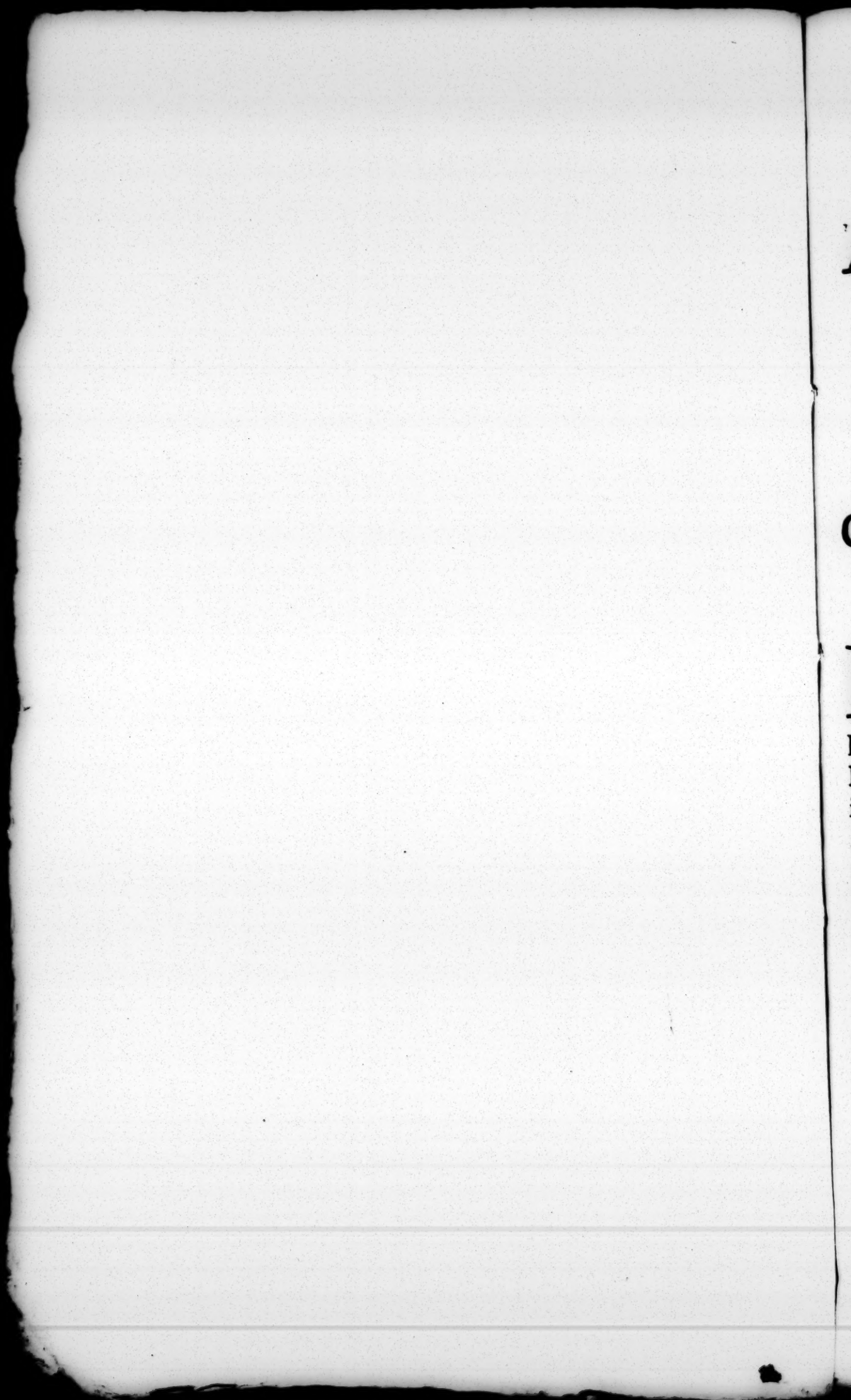


A N
A N S W E R
T O T H E
L E T T E R
F R O M A
Common-Council-Man :

C O N T A I N I N G
His Observations on the Report of
the Committee appointed to con-
sider of a proper Place for a Man-
sion-House of the Lord Mayor.

By a MEMBER of that COMMITTEE.

A



(3)

A N
A N S W E R
T O T H E
L E T T E R
F R O M A

Common-Council-Man, &c.

S I R,

I Begin with the latter part of your Letter, which concludes with Assurances, that neither Party or Pique, Hope or Fear, Interest or Affection, but a Sense of Duty, and to prevent the City from falling into a very dangerous Mistake are the only Motives of that Address; and that you have no Dislike to *Stocks Market*, but from the Expence and other Inconveniences which the making choice of it would create.

If those were your only Motives, and proceeded from an honest Heart, as you insinuate, you would not have troubled the Publick with Observations grounded on great Omissions, false Facts and imaginary Calculations,

A 2

lations, of which I shall endeavour to convince you, if other Motives than what you have mentioned, which I shall forbear to name, have not too great an Influence over you.

Your first Observation is upon the unbounded Power the Committee had for their Expences, and that they were wholly left to their Discretion in that point, which must be intended as an Insinuation that that Power is new in itself, or else that the Committee have made an ill Use of it; otherwise why is it mentioned? For it is certain that this Power is granted to almost all Committees, and it is as certain that this Committee have not made any use of it at all.

You complain of the length of time the Committee took in preparing their Report, and yet in another place you are for taking more time, and considering well what we are doing, as if nine Months had not been sufficient for that purpose.

You admit that *Gresham* College may be an improper Place, and yet are angry with the Committee for not mentioning their Reasons why they say it is difficult to be obtained. I presume you to be a young Common-Council-Man, and have not been much acquainted with the Usage of Committees; if you had, you would have known that it is not the Business of Committees to raise Arguments, and point out Facts obvious to every

every body in their Reports; but to state in brief general Facts, and from thence deduce short Inferences in support of the Opinion they give. But a matter so plain and so obvious as the Difficulties of obtaining *Gresham* College for this use, no Citizen, much more a Common-Council-Man, can well be ignorant of; for is it not well known, that Sir *Thomas Gresham* gave the *Royal Exchange*, with this his Mansion-House, to the City and the Mercer's Company for support of Lectures? And that Devise established by Parliament has not the City and the Company consenting, twice attempted in Parliament for Liberty to pull down and rebuild this College, and as often refused; once when but one of the Professors dissented and opposed it, and another time, when the City, the Company, and all the Professors joined in the Application? So that you may as well form a Project for the removing the *Exchange* to *Moorfields*, a place you seem to be fond of, (and from whence you should have dated your Epistle) as the obtaining that College for a Mansion House, and yet you would have had the Committee expressed those Difficulties in their Report; which, if they had, might be well censured as superfluous and impertinent; a matter so *obvious*, that your Understanding must have been very *obscure* not to have known it, and your Observation itself is to

trifling.

trifling, that it needed no Answer, but in order to give you a little more Knowledge than you seem to have already.

I could not believe that any Member of the Common-Council would in so publick a manner as you have chosen to do, traduce the Conduct of a Committee of that Court, unless it were to expose the Judgment of the whole Court itself, as not capable of knowing the Capacities and Integrity of the Persons they make choice of to be equal to the matters referred to their Consideration, or else you would not have been so free with such snarling Expressions as [so general, so superficial,] [very unfair,] (whimsical) [squandring away the City's Money,] and a great deal more of such fine Language, of which you abound, and must be allowed to be a great Master.

The great point you are labouring, and think you have fully proved is, that to build at *Stocks Market* rather than at *Leaden-Hall*, would be willfully throwing away upwards of thirty two thousand Pounds or four fifths of the necessary Expence of the Ground to no purpose.

Let us now see how you demonstrate this Calculation—
And first you state the Rents which will be sunk to the City, supposing the Mansion-House to be erected in

Leaden-Hall,

<i>Leaden-Hall</i> , to amount to	<i>l.</i>	<i>s.</i>	<i>d.</i>
<i>per Ann.</i> — — —	2142	15	0

Taking that in your own way of reckoning, I must crave the Liberty of adding what you have allowed in another place, the two Shops in the front of *Leaden-Hall*

30	00	0
----	----	---

To this ought to be added the Interest of the Money to be laid out in building a new Market to answer the use of *Leaden-Hall*, given in at 3040 *l.*

In that case 10 *l. per Cent.* is usually allowed, reckon therefore — — — 300 *l.*

A new Wool-Hall	400	l.	40	}	380	00
Paving — — —	400		40			

To this must be added the Rent of the ten Houses that are in Lease of about twenty Years to come as you value them yourself — — —	}	150	00	0

So the whole Loss of Rents and Building will be <i>per Ann.</i>	}	2702	15	0

besides what the Tenants in Possession of ten Houses who have Leases of twenty Years to come will expect for their Good Will of quitting their Houses, and the purchasing in

the

the Lease of the two Shops in the Front ; which last you value at 120*l.* for both which Articles I shall account with you by and by.

When *Leaden-Hall* is demolished and the new Market built, the City then will have a piece of Ground for a Mansion-House, and as it will be as large or larger than *Stocks Market*, may be reasonably presumed to be of the same Value. Let *Stocks Market* be estimated as high as you please, your Comparison of Ground at the *Royal Exchange* with *Moorfields* is ridiculous : Pray what difference is there in the distance from the *Exchange* between *Stocks Market* and *Leaden Hall* ?

I am next to consider the Calculation you have made of the Rents, which, as you apprehend, will accrue to the City from the proposed new Market by removing the Leather and Hide Market Warehouses, &c. at *Leaden Hall* to the piece of Ground for which *Token-House Yard*, &c. and part of the Tripe Market is to be employed.

For the purpose of answering *Leaden-Hall*, and for Argument sake, I am willing to allow you that the Ground within the Area of such new Market, which is supposed may

contain

contain the like compass of Ground, as is now within the Building of *Leaden-Hall*, may yield the same Profit as the Farmer says he makes of it now, which is *per Ann.*

	<i>l.</i>	<i>s.</i>	<i>d.</i>
The Warehouses and Bay-halls	800	00	00
Meal-House and Seal-Office	442	00	00
Wool-Hall ———	20	00	00
	110	15	00

You charge a Value (which must be only imaginary) of some waste Pieces of Ground, which will be thrown out in Building the new Market, but do not mention the Quantity or Contents of it, how situated, or which way to come at it

40 00 00

For Argument sake I allow you that too, which makes in all

1412 15 00

It may be asked, what will be done with the Leather and Hide-Market Warehouses, &c. while the one is pulling down, and the other rebuilding? Can it be supposed the *India* Company will wait the building of new Warehouses for them? Or will they not fix elsewhere never to return again? Or can it be imagined that all these Alterations can be made, and every thing perfected according to the Estimates given in? And whether

B

ther

ther it is not well known that all Estimates generally fall much short of what is afterwards laid out? And is it a convenient Situation for a Mansion-House to have a Leather and Hide-Market, with the common Annoyances unavoidably attending a Market, directly under the Walls and Windows of a Lord Mayor? But this you will excuse as a Digression; I must return to your Calculations.

I have only added to your Account of the Rents to be sunk at *Leaden-Hall*, the usual Interest for Money laid out in building, which you have allowed in another Place to be a right Charge, but have not mention'd the Sum, which as before, make together *per Ann.*

	<i>l.</i>	<i>s.</i>	<i>d.</i>
	2702	15	00

Deduct what you suppose the new Market will yield as before expressed *per Ann.*

	1412	15	00
--	------	----	----

So there will be a certain Loss by this new Market *per Ann.* according to your own way of computing

	1290	00	00
--	------	----	----

Which at twenty five Years Purchase comes to 32250 *l.* and which is more than the Sum you have valued *Stocks-Market*, although at 1200 *l.* a Year.

You

You may think I have been guilty of a very great Omission, in not taking Notice of a material Article of no less than 630 *l.* a Year, which you would add as a yearly Profit to arise from this new Market, by placing a great number of Stalls for the Accommodation of Market People to be placed under a Piazza, which Profit is all imaginary and a bare Supposition even without a Probability, for one fourth or more of the present Market is now destitute of any such Stalls, although there are Coverings in the Nature of Piazza's there already; and how can it be supposed that such a great Number of Stalls more as you would make Provision for, will ever be supplied with Occupiers? In the next Place, if the Building be on Piazza's, the Rents of the lower Warehouses, which are of greatest Use and Value, the Meal-House and Sealing-Office, and Bay-Hall will be entirely sunk, or the Building must be carried another story higher to answer the present Use of *Leaden-Hall*, which will make it preposterous, and much increase the Charge, if it be possible to be done on Piazza's; and supposing your Piazza should be in the inside of the Building, that will be no more than what is already, and can be of no additional Advantage.

You are pleased to criticise upon the Word Stately, which the Committee have applied to *Leaden-Hall*, and have omitted the Epi-

thet of Profitable likewise annexed to it; there are Beauties in it, which you have not discovered, though part of them are decayed by length of time. It is certain it is profitable, and it is not reasonable to quit a Certainty for an Uncertainty; if you do, the general Fate of Projectors may attend the putting it in Execution.

Before I leave the Subject of *Leaden-Hall*, I must mention one thing more which was taken Notice of in the Committee, but omitted in the Report, - which much concerns those that so warmly prefer *Leaden-Hall* for a Mansion-House, to that of *Stocks Market*, and it is this, That many very ancient Acts of Parliament take Notice, and give some Privileges to *Leaden-Hall* as a Market for Leather; and also lay Penalties on those Tanners and others, who neglect to bring their Leather to *Leaden-Hall*, particularly the Statute of the first of *James the First*, Chapter the 22d inflicts a Penalty of 6 s. 8d. for every Hyde or Skin (which is more than the Value of some Skins) sold or housed before it be brought to *Leaden-Hall* to be searched and sealed.

And by the 13th and 14th of *Charles the Second*, Chapter the 7th it is enacted, That the Market for Leather in *Leaden-Hall* in *London*, shall be kept on the *Tuesday*.

N. B. *It says in Leaden Hall, not near it, and can be understood of no other Place than the present Market.* How

How far the Tanners may be said to comply with these Acts, by carrying their Leather to another Market, though never so near to *Leaden-Hall*, or how they will avoid the Penalties of the Act if they do, or whether they will not have a fair Handle to desert your Market, and carry their Goods to another, I leave it to the Lawyers to determine.

Now let us come to your Valuation of *Stocks Market*, in which I cannot but observe your Art in making your Calculation by a supposed Value of a Purchase, rather than by the Rents; because you had made a Deficiency of one hundred Pounds a Year, only in what the new Market might be supposed to yield, comparing it with the Profits of *Leaden-Hall*: You are pleased to value that 100 *l.* at twenty five Years Purchase, in order to put the same Price on *Stocks Market*, at the rate of 1200 *l. per Ann.* which has been very much inanced in that way of reckoning.

I am glad to see you have agreed to abate 300 *l. per Ann.* of what the Farmer says he makes of *Stocks Market*, because it confirms the Opinion of the Committee in the Distrust they had of the Relation the Farmer made as to that 300 *l.* a Year at least. And I will tell you the Reason why they believe the Profits are not so much as you compute it, for the Farmer never pretended till the
Discourse

Discourse of a Mansion House did arise, that the Profits of that Market amounted to above 7 or 800 *l. per Ann.* but upon the general Opinion which hath prevailed in favour of that Place as the fittest for a Mansion House, and that the City would want it before his Lease expired, the Value must be enhanced for him to make the better Bargain.

But in order to have it believed, that the real Value is 1200 *l. per Ann.* we have your *ipse dixit*, that a Person of Credit will give that Rent with undoubted Security, though it be restrained within its just Bounds; what those Bounds are you do not mention. I will not suppose you would extend it beyond the Channel in the High-Street, but if you do mean so far, then the Market will be as great a Grievance by obstructing the Passage, as it is now. And if your Person of Credit was to be told he should have no Ground further than the back of the House, which, as a Market, ought to extend no farther, I believe 7 or 800 *l.* a Year would be thought a good Rent for it; but whatever the Profits of that Market is, or may be let for, I take it to be intirely out of the Question, for I must put you in mind of a material Circumstance you have not thought of, or wilfully omitted; for notwithstanding there will be a Loss to the City of 1290 *l.* a Year in Rents, and Money laid out in Buildings,

Buildings, which, as I said before, at twenty five Years Purchase comes to 32250 *l.* only to procure a vacant Piece of Ground for a Mansion House, and which Piece of Ground will be all the amends the City will have for the certain Loss of 1290 *l.* a Year, that Piece of Ground, so valuable, has not been worthy of your Consideration, nor have you put any Value at all upon it. Why should one vacant Place of the same Distance from the *Royal-Exchange*, rather less than another Piece of Ground of the same, or near the same Distance from the *Royal-Exchange*, be valued by you at 30000 *l.* and no Value put on the other? Which will cost the City as before is said 32250 *l.* Why should they not be of equal Value at least? Which the Committee reported them to be. And if so, then not the Rent of *Stocks Market*, or what it doth or may yield, ought to be charged to the Account of building a Mansion House at *Stocks Market*, but one Piece of Ground set against the other; and nothing more ought to be charged to the Account of *Stocks Market*, than the other annual Rents of the City for Houses of their own, which may be thought proper to be demolished, and the Rents of such Houses as the City may think proper to purchase to make a Mansion House there more commodious, or add to its Beauty and Regularity. And you must be told, that
you

you have mistaken the Sense of the Committee, and what they have reported to be their Opinion; for although they have reported (as they have truly reported all things that appeared to them either of one side of the Question or the other) that a Sub-Committee was of Opinion, that some Houses on the North East End of *Walbrook*, and on the upper End of *Walbrook* next the *Poultry*, the Property of the Duke of *Bedford*, should for the making a Building more commodious be bought in; yet the Committee's Opinion as reported, is, that there is sufficient Ground at *Stocks Market* of the City's own Estate, to answer the Building of a Mansion House every way suitable. And the Committee were so far from aiming at any Extravagance, or squandering away the City's Money, that they were for confining the Mansion House within those Bounds, leaving it to the Consideration of the City, how far the Opinion of their Sub-Committee should take place.

What the Committee meant in their Report by saying, there is sufficient Ground of the City's own Estate, is this, that of course all the Market is so? The upper House on the East Side of *Walbrook* is so also, as is likewise the back part of most of the other Houses on the North East Corner of *Walbrook* fronting East on the Market; and it appears by Mr. *Dance's* Plan, which you
often

often mention, that the Mansion-House needs not extend any farther than the City's own Ground; but if the other part of those Houses fronting the Street is thought proper to be purchased, it may be reasonably supposed, the same may be obtained upon easy Terms, when the back part of those Houses are taken from them. And as to the Houses of the Duke of *Bedford's*, they may or may not be taken in, as the City shall think fit.

But upon a Supposition that all those Houses are necessary to be bought, or what is the City's given up for that Use, let us consider the Rents of them, as the Committee and you have stated them.

The Rents of the Houses on the East Side of <i>Walbrook</i> , as well including what is the City's as the Property of other Persons, is <i>per Ann.</i> — — —	}	<i>l. s. d.</i> 174 00 00
---	---	--------------------------------------

The Duke of <i>Bedford's</i> Houses, allowing your way of reckoning, twenty-five Years purchase for Freehold Houses — — — — —	}	240 00 00
---	---	---------------

makes no more *per Ann.* than 414 00 00

Which being deducted out of 1290 *l. per Ann.* Rents and Interest Money, which is equally the same, sunk at *Leaden-Hall*, reduces

C

duces it to 876 *l. per Ann.* which at twenty-five Years purchase, amounts to 21800 *l.* and which will be a certain Loss to the City by building at *Leaden-Hall* more than at *Stocks Market*.

I might allow you the extravagant Consideration of 2000 *l.* to the Duke of *Bedford's* Tenants, which you, I suppose, compute equally with your Years of Purchase; but that I consider the Allowance to Tenants of ten Houses near *Leaden-Hall*, may be equal, if not exceed, three or four at *Stocks Market*.

Upon the whole you will soon perceive how much the Difference is between us. You say the City will lose by building a House at *Stocks Market* 32750 *l.* And I think I have demonstrated, even allowing your own Calculations, that the certain Loss to the City by building at *Leaden-Hall*, and not at *Stocks Market*, will be 21800 *l.* and if the Duke of *Bedford's* Houses are not purchased, then there must be added to that Sum at twenty-five Years purchase 7000 *l.* more, making together 28800 *l.*

If those Houses are thought necessary to be purchased (which I think there is no occasion for) there is no difference to the City whether they are bought or are the City's Property; besides, if they should be purchased, there will not be occasion for above half the Depth of those Houses to be laid into

into the Street, the other that remains may be made fit for Tenants, and let for half as much as they do now. Thus I think I have retorted your large imaginary Ballance to the other side of the Question ; and I might by a more exact Enquiry, according to the true Value of things, demonstrate it to amount to a great deal more ; but I choose rather to combat you with your own Weapons.

As to the Market at *Fleet Ditch*, it was no part of the Committee's Enquiry, and is entirely out of the present Question. A full Answer might be given to your Observations upon it, but here it is perfectly needless: No doubt but by the Wisdom of the City it will be employed to the best Advantage.

Your Quibble about the Plans is very extraordinary ; surely you intended to make your Readers laugh and be merry upon it. You say indeed [the Committee reported they had Plans ready, which is something like a direct Answer, but is not so.] You have cunningly, you think, omitted the Words in the Report, which you had just before repeated of being [ready to be laid before you] could you not think they were in Court if called for? Another Expression of yours is as extraordinary: [As to a Plan, how can one be chosen, when none are produced?] Such a Piece of Grimace a School Boy would be whipp'd for ; but you

abound with Conundrums of that sort too many and not worthy to be taken notice of.

I come now to consider your Observations about the Expence of Building: The Committee told you they had taken no less than five Plans for building at *Leaden-Hall* and *Stocks Market*, and that they were not able to ascertain the Costs till the Place and Plan were fix'd on. Every one knows that are conversant in building how long time is required even to obtain a Plan from Architects in full Employ; and it is certain that some of these were obtained but a few Days before the last meeting of the Committee. There were nine or ten different Plans, two for each Place, and some of them in different Forms by each Architect; and it might have taken perhaps nine Months more before they could have obtained full Estimates of the Charge. I believe you would have been pleas'd if the Committee had forbore their Report to that time, altho' with Impatience expected by others: The Committee therefore chose rather to avoid the Multiplicity of so many several Estimates, which could be of no Service, till at least the Place, if not the Plan itself was fix'd on.

I told you at first that I did, like other curious People dipping into a Book, in which they expect something extraordinary, begin at the Conclusion of your Epistle, from
whence

whence generally is to be expected the Drift and Intent of the Author. And having begun my Answer where you left off, I then traced you so far as I have gone; and when I came to your 28th Page, containing so many dictatorial Expressions, I dropped my Pen, having before thought I was writing to a Brother; but I must own these Words of yours startled me, *viz.* [It is said the erecting of it will be for the Honour of the City;] then the mighty *Fiat* is given by you [~~Let it be Erected~~;] and [It is said that if it be Erected, it ought to be Magnificent.] Then goes another *Fiat* [~~Let it be Magnificent.~~] I was afraid I had mistaken my Man, and had engaged with some great Personage; but the Words immediately following recovered me from those fears; the Words are [Nothing I have offered can either impede its Erection, or tend to lessen its Magnificence,] in which I heartily concur with you, and now again resume my Stile as answering a Brother.

You must have but a very indifferent Opinion of the whole Body of the Common Council, to think that they can be influenced by publishing your random Calculations founded on mere Suppositions; cannot they judge for themselves without your Admonitions? It looks like a Distrust of your own Abilities to convince by your Oratory in Common Council, and therefore

fore appealing from their Judgment to the rest of the World, before they (the Court of Common Council) have debated it, and before the time they have taken to consider of it; and it is in a Manner taking from them their free Choice.

But I am inclinable to believe you apprehend the Sense of your Brethren to be against you, because you are for taking time to consider, whether the nine Months time the Committee had will answer your Purpose, or what time will give you sufficient Opportunity of informing yourself doth not appear; I believe it must be a long time; for at last I find, after all you have said in favour of *Leaden-Hall*, you want another fit Place for a Mansion-House. You must of Course know *London* well, and it is a great Pity and a Misfortune to the City, you do not let us know what other Place you think more proper than *Stocks Market* or *Leaden-Hall*; though however it is thought, your real Meaning is to have no Mansion-House at all.

You affirm you could say a great deal more from the present State of the City, if you were inclined to enter into Particulars, but that for many Reasons you decline it. If you could or would tell us what we do not know already, we shall judge of the Usefulness of it when we hear it; but to tell us what every one of the Common Council,

Council, who was present but three Months ago, and what indeed almost every one conversant in the City's Affairs knew before, relating to the Duty on Coals, is far from giving us Instruction, and can be published with no other View, than to shew the Nakedness of the City to the rest of the World.

And now having gone through your Letter, I leave it to yourself to consider, and lay your Hand on your Heart, and reflect how far your Warmth and open Opposition, as yourself term it, have carried you, how you can say that neither Party nor Pique had any thing to do in your Address. What Motive could you have but from an Imagination of the Sense of your own Judgment, superior to others, who you must suppose so weak as to want your Instruction ?

You have taken the Liberty of aspersing a Committee chosen by the Common Council, whose Names are well known, and concealed your own, charging them with Falsities, and casting odious Reflections upon them as misbehaving themselves in Discharge of their Trust in their publick Capacity. And if you had only aimed at Truth, the Scandal you so often bestow might have been spared, and your Arguments supported in a more decent Manner ; especially as you assume to write in the Character of a Member of the same Body.

Truth

Truth will always prevail, and the Attempts of those who endeavour to cast a Veil over it by chimerical Estimates, will always be despised. And whatever the Pretence is, and his View may be, he that raises an unnecessary Clamour, without any reasonable Cause, will be justly censured for making a great Noise about nothing.

Qui capit, ille facit.

